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August 3, 1988

RE: Highland Park Landfill Development

William Messenger, Unit Chief
Pre-Remedial Unit
United States Environmental Protection Agency
230 South Dearborn Street 5 H R 11
Chicago, Illinois 60604

Dear Mr. Messenger:

I include the latest local press items regarding the planned residential, commercial, and hotel development on both parts of the Highland Park Landfill and the adjacent Highland Park Country Club property.

My friends who live near the Park Avenue side of the property continue to report earthwork on the site. They report that in recent days the work has intensified.

A family who lives in the Park Avenue West "Brooke Estates" condominium complex reports that almost all residents have received certified mail notification of the public hearings set August 9 for Plan Commission approval of a planned unit residential development, a commercial development, and a special use permit for expanded and changed use for the Highland Park Country Club clubhouse. Hearings for approval of these plans will take place in City Hall, Council Chamber at 7:30 p. m. August 9, 1988. The notice regards 180 acres.

I will be unable to attend the hearings as I will not be in town. As I receive any additional information, I will pass it along to you.

Very sincerely yours,

Deloris S. Axelrod
Deloris S. Axelrod

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Pre-Remedial
Unit

EPA Region 5 Records Ctr.



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'Highland Park Lake' may cost \$9 million

By ELIZABETH HANSEN
News/Voice Staff Writer

Related story on Pg. 12

The presentation by Spatz and Company for the Highland Park Country Club and the adjacent 38-acre parcel before the Economic Development Commission last Saturday morning offered the city new angles for redefining and appraising what the developer has in mind.

One of the most dazzling "discoveries" — quietly mentioned in the course of the presentation by Bill Spatz, president of the company — is that the current price tag on "Highland Park Lake" (the major lake to be constructed on the country club green) is \$9 million — more than double the \$4 million previously projected by Epstein Engineering.

Epstein has recommended 260 acre feet (a water measurement) of off-line storm water storage within a 25-acre lake. Spatz is keeping the 260 acre feet of storage but his plan increases the lake's surface area to 38.2 acres.

SPATZ MENTIONED that the cost per cubic yard of water storage is currently \$7. This figure is considerably higher than the figure Epstein used. According to city policy, the developer is not responsible for solving existing problems.

What Spatz did not mention is that by expanding the lake surface he has created more "waterfront" property for residences. Under these circumstances, what the city will contribute toward the lake will likely be negotiated.

Spatz has his own way of looking at the country club

property and the 38-acre parcel. The city has always talked about the two parcels as such.

Spatz is now combining the parcels and laying out the territory as east of the river (125 acres) and west of the river (75 acres). The west side is considered commercial and multi-family residential while east of the river is low density residential and club facilities.

"Spatz has a new way of looking at the property, and I like it," Director of Community Development Bob Piper said Monday.

SPATZ continues to look at the landfill as buildable. "The 15 to 18 feet on top are good. We will drive piles or caissons if the land is not stable enough. Any methane we can filter out by rocks around the basements of the housing."

He acknowledged that the city has plans to do more extensive studies. "We will rely on those," Spatz said.

Traffic is a major issue, and Spatz has ordered traffic studies. He mentioned the existing problem at the intersection of U.S. 41 and Route 22. He anticipates a major access point to be created with a lighted intersection approximately half way between Park Avenue and Route 22.

Although the Illinois Department of Transportation (IDOT) has wavered on granting the intersection, which creates another ramp on U.S. 41, Spatz has concluded, "It should be obtainable."

Business from council:

Geraci asks staff to 'look into private streets'

By ELIZABETH HANSEN
News/Voice Staff Writer

Councilman Ray Geraci asked that the city staff and the city manager "look into private streets" in town in light of having the city contract with them for maintenance "doing the work on a time-and-materials basis."

Geraci specified the entrance to Birchwood Country Club. It appears the private sectors sometimes experiences difficulty in finding contractors to do the necessary maintenance work.

Councilman Joyce O'Keefe asked about "the timetable for the study of the landfill" on the Spatz (country club) property. "How is it that the Spatz project is moving along and we aren't at first base yet in knowing what's in that landfill?"

COMMUNITY Developer Bob Piper said that O'Keefe's concern had also come up at the Economic Development Commission on Saturday. He reviewed the plan commission's schedule for hearings on the Spatz proposal (the first of which is Aug. 9) and assured O'Keefe that environmental — along with traffic, storm water management and the market — were "prime concerns."

Mayor pro tem Cal Tobin stimulated debate by suggesting corporation counsel should sit in on the Spatz hearings. "The proposal is so big, so important. The absence of legal advice is a serious problem."

Special Counsel John Zimmermen, however, disagreed. "Let planners plan," he said. "Lawyers become wet blankets and hearings come to a screeching halt. I will seek out Piper in respect to sheparding the four hearings through the planning process."

Councilman Ray Geraci said, "Legal consultant in the background is far more advantageous."

THE TRAFFIC problem at Garrity

Square, a new shopping strip on west Deerfield Road, was introduced by Councilman Len Abrahamson. He talked about shubbery that keeps drivers from having a clear view.

Ken Santucci appeared before the council during the business from the public segment.

He was disturbed that the city does not require a review by the Lakefront Commission when public works crews go into the ravines for maintenance

work. Mayor pro tem Tobin assured Santucci that "we are all concerned about erosion and storm water run-off. All extensive projects will be reviewed by the Lakefront Commission."

Now finding an earlier position on formal agenda of city council business.

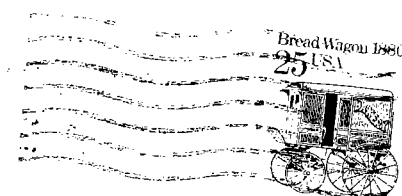
Business

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R. Alfred
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Highland Park, Ill. 60035



William Messinger, Unit Chief
Pre-Remedial Unit 5HR11
U. S. E. P. A.
230 South Dearborn
Chicago, Ill. 60604

D1
7/24/80

Population Rings: Calculations using
Telephone log populations
and topo map

$$\begin{array}{rcl}
 1 \text{ mile} & = & 2/5 \text{ of Highland park} = 12,500 \\
 & & \text{Highwood} = 5500 \\
 & & \hline
 & & 18,000
 \end{array}$$

$$\begin{array}{rcl}
 2 \text{ miles} & = & 2/3 \text{ of Highland Park} = 20,866 \\
 & & \text{Highwood} = 5500 \\
 & & \text{Ft Sheridan} = 3000 \\
 & & 1/2 Barnackburns = 600 \\
 & & 1/3 Deerfield = 5666 \\
 & & \hline
 & & 35,632
 \end{array}$$

$$\begin{array}{rcl}
 3 \text{ miles} & = & 4/5 \text{ of Highland Park} = 25,040 \\
 & & \text{Highwood} = 5500 \\
 & & \text{Ft Sheridan} = 3000 \\
 & & 1/2 Lake Forest = 8250 \\
 & & Barnackburns = 1200 \\
 & & 1/2 Riverwoods = 400 \\
 & & 7/8 Deerfield = 14875 \\
 & & \hline
 & & 58,265
 \end{array}$$

Chris Adams
7/27/80

Spatz: 564-4520

Crain's Chicago Business, July 11, 1988

North Shore project touted as sales, land tax bonanza

By MARK HORNUNG

North suburban Highland Park is being targeted for a mixed-use, \$300-million project that developers say could generate up to \$10 million a year in local real estate and sales taxes.

Developer Bill Spatz recently unveiled plans for a 188-acre project at Routes 22 and 41 that has been received favorably by Highland Park officials, although they have not formally approved it.

Plans include construction of 708 upper-end residential units on 127 acres, including 48 free-standing single-family homes, 118 single-family townhouses, 167 luxury townhomes and 375 mid-rise condominiums.

Real Estate Review

Prices are anticipated to begin in the mid-\$200,000 range for the luxury condos and upper-\$200,000 range for the rest of the units.

An additional 50 acres is earmarked for potential retail use to take advantage of an average household income of \$77,167 within a five-mile radius of the site.

Mr. Spatz says a number of major retailers expressed strong interest in the retail component. The potential retailers are considering spaces ranging from 25,000 to 100,000 square feet, and include two retailers not now lo-

cated in the Chicago area.

On the remaining 11 acres, a \$2-million expansion and renovation of existing facilities at adjacent Highland Park Country Club are planned. Tennis, dining, banquet and swimming facilities will overlook a newly created 28-acre lake. However, the development would eliminate the country club's golf course.

The city's Planning Commission responded favorably to the plan, though traffic, zoning and density issues still will be subject to negotiations. City Manager Don Eppley predicts it probably will be "around the end of the year before a formula surfaces."

Based on the reception so far, however, Mr. Spatz forecasts groundbreaking for the retail/office portion of the development could be as early as next spring. Completion of the entire residential component is expected by 1991.

MIH/mh

